



JASON AYCOCK
AUCTIONEERING
3878 NC 581 HWY,
LOUISBURG, NC 27549

**REAL ESTATE AUCTION
BRICK HOME ON +/- 8 ACRES
ANGIER, NC
MAY 4TH**

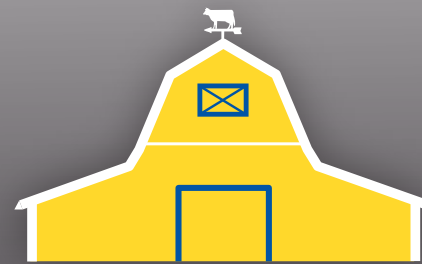
**MARVIN UTLEY
+/- 92.82 ACRES
& PERSONAL
PROPERTY
ROXBORO, NC
MAY 11TH**

JASON AYCOCK
AUCTIONEERING, INC.

919-495-0285
NCAL-6679 NCFL-8621 VAL-004616

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JASON AYCOCK
AUCTIONEERING

3878 NC 581 HWY,
LOUISBURG, NC 27549

TWO AUCTIONS

MAY 4TH & 11TH!!

ALL SALES HELD RAIN OR SHINE

**REAL ESTATE AUCTION
BRICK HOME ON
+/- 8 ACRES**

**2013 OAK GROVE
CHURCH RD
ANGIER, NC**

**SATURDAY, MAY 4TH
at 11:00 am**



NO BUYERS' PREMIUM

ALL SALES HELD RAIN OR SHINE

**SATURDAY, MAY 4TH
at 11:00 am**



**REAL ESTATE AUCTION
BRICK HOME ON +/- 8 ACRES
2013 OAK GROVE CHURCH RD
ANGIER, NC**

**NO
BUYERS'
PREMIUM**

**SATURDAY, MAY 11TH
at 9:00 am**



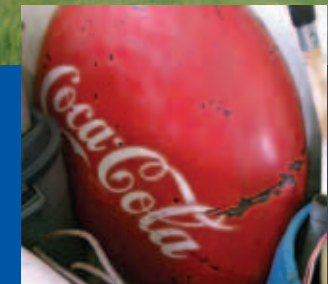
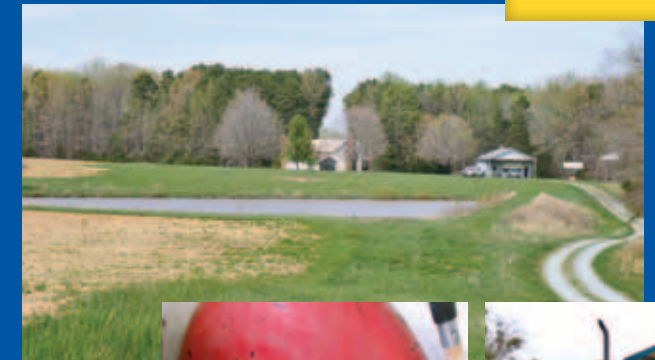
**MARVIN UTLEY
+/- 92.82 ACRES & PERSONAL PROPERTY
1411 POLK HUFF RD.
ROXBORO, NC**

**MARVIN UTLEY
+/- 92.82 ACRES
& PERSONAL
PROPERTY
ROXBORO, NC**

**SATURDAY, MAY 11TH
at 9:00 am**

Bidding Available Thru
proxibid

PERSONAL PROPERTY ONLY



TERMS AND CONDITIONS OF THE SALE: All items are sold as is, where is, with no warranties implied in any manner. Items are sold and represented to the best of our knowledge but are not guaranteed. Mileage and hours are noted and recorded, but not certified or guaranteed by the auction firm. Buyers must inspect items prior to purchasing. Sale day announcements take precedence over printed material. All items must be paid for with cash or good check the day of the sale before removing from sale site. The Auctioneer reserves the right to combine, group and sale separate items on the sale at any time. Once items are sold, they are the buyers responsibility. Not Responsible for accidents.

Cash or good check. Bank letter may be needed on new customers on larger items. Hauling available. There is **NO BUYER'S PREMIUM**

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WWW.JASONAYCOCKAUCTIONEERING.COM

NCAL-6679

NCFL-8621

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SATURDAY MAY 11TH
@ 9:00 am

NO BUYERS'
PREMIUM

OPEN HOUSE: MAY 5TH
2:00 – 4:00 OR BY
APPOINTMENT

REAL ESTATE (SELLS @ APPROX 12:00 NOON)

THIS MAGNIFICENT FARM IS LOCATED IN THE ALLENSVILLE TOWNSHIP IN PERSON COUNTY AND 11 MILES EAST OF ROXBORO, NC. IT IS ALSO ABOUT AN HOUR DRIVE FROM THE RALEIGH DURHAM AIRPORT AND ONLY A SHORT DRIVE TO THE MAYO RESERVOIR. IT IS SITUATED IN A QUIET, PEACEFUL, AND SECLUDED PART OF THE COUNTY. IT HAS 60' OF ROAD FRONTAGE ON POLK HUFF ROAD AND HAS A RIGHT OF WAY ENTRANCE AS WELL OFF THE SAME ROAD. THIS GORGEOUS FARM HAS BEEN FARMED FOR GENERATIONS, PLANTING TOBACCO AND OTHER CROPS. IT STILL HAS THE OLD HOMEPLACE, TOBACCO BARN, AND HORSE, MULE AND CATTLE STABLE.

THE TOPOGRAPHY OF THE PROPERTY IS ROLLING HILLS AND THE FARM HAS RICH, RED CLAY SOIL THAT IS WELL KNOWN FOR IT'S TOP QUALITY CROP PRODUCTION. THE FARM IS APPROXIMATELY 1/3 OPEN AND 2/3 WOODED LAND. THE TIMBER ON THE LAND IS A MIXTURE OF MATURE HARDWOOD AND PINE. THERE IS A BEAUTIFUL, LARGE POND THAT IS LOCATED ON THE FRONT SIDE OF THE PROPERTY AND A STREAM THAT MEANDERS THROUGH PART OF THE FARM ON THE BACKSIDE. AROUND THE OLD HOMEPLACE THERE ARE PECAN, PEAR, AND WALNUT TREES, AS WELL AS A GRAPE ARBOR.

THE HOME WAS BUILT AROUND THE TURN OF THE 20TH CENTURY AND IS A TWO-STORY FIXER UPPER. IT HAS NOT BEEN OCCUPIED IN ABOUT TEN YEARS. THERE ARE TWO NICE WORKSHOPS WITH CONCRETE FLOORS AND ROLL-UP DOORS. BOTH THE BUILDINGS ARE HEATED AND AIR CONDITIONED. ONE OF THE WORKSHOPS IS 46' X 28' AND HAS A 12' X 28' CONCRETE VERANDA. IT ALSO HAS A KITCHENETTE AND FULL BATHROOM. THE SECOND WORKSHOP MEASURES 30.5' X 38'. THERE IS AN ATTACHED 42' X 38' EQUIPMENT SHELTER TO THIS BUILDING. ALONG WITH THE HOUSE AND TWO WORKSHOPS, THERE ARE OLD TOBACCO BARN, A LIVESTOCK BARN, TWO EQUIPMENT SHELTERS, AND EVEN A COOLER FOR DEER HUNTERS TO PROCESS THE DEER.

THE PROPERTY WILL BE OFFERED AT AUCTION IN IT'S ENTIRETY AS ONE TRACT. BE THE HIGH BIDDER AND BUY A UNIQUE AND SPECIAL FARM!!!

THIS FARM IS A GEM FOR ANYONE LOOKING FOR A NICE WORKING FARM OR A WEEKEND GETAWAY. IT HAS SO MUCH HISTORY AND CHARACTER THAT IS HARD TO FIND. BEING LOCATED IN A SECLUDED PART OF THE COUNTY, THERE ARE ABUNDANT WILDLIFE OF ALL TYPES FOR THE OUTDOORSMAN AS WELL AS HUNTERS. DEER, TURKEY, FOX, RABBITS, AND OTHER WILDLIFE CAN BE FOUND ROAMING THE PROPERTY.

TERMS & CONDITIONS: 5% deposit day of sale, balance due at closing, 45 days or less. Each bidder assumes all responsibilities while on auction premises. All inspections which constitute a condition of a sale must be made prior to the auction. Further, each bidder agrees that the Auction Company is not responsible for any damage to person or property while on property. This presentation is offered as an aid to prospective buyers and has been obtained from reliable sources; however, it is only an aid and is in no way intended as an accurate representation of metes and bounds or other factual information. All property sells "as-is." The successful bidder will accept the property and any improvements there-in, in its present condition, As-is, with all faults, if any.

NO BUYERS PREMIUM!

Gary Lenox, Designated Broker

NC BIC #68739 NCAL #1640 (919) 522-0074

SCAL #486 SCBL #17431 VAAL #002911 VABL #0225080578

MARVIN UTLEY

+/- 92.82 ACRES & PERSONAL PROPERTY

ROXBORO, NC



VEHICLES & FARM ITEMS

- 1979 FORD F-600 W/ 12' STEEL DUMP BED, GAS, 4-SPD W/ 2-SPD TRANS, 52,700 ACTUAL MILES (NICEST SHED KEPT TRUCK WE HAVE SOLD)
- FORD 4630 DSL, CANOPY, DUAL REMOTES, LEFT-HAND SHUTTLE, 999 HRS WHEN TACH QUIT, SN: BD16574
- FORD 420 BACKHOE, DSL, 4-POST CANOPY, 1186 HRS WHEN TACH STOPPED, SN: C586106
- FORD 345C DSL, CANOPY, SELLS W/ LOADER, BUCKET & FORKS, 884 HRS, SN: A412184 (1ST CLASS)
- TUFFBILT GARDEN TRACTOR, 16HP KOHLER ENGINE, SELLS W/ 4' 6" ANGLE BLADE
- DITCHWITCH M432 TRENCHER, WISCONSIN GAS ENGINE
- 1977 GREAT DANE 53' VAN TRAILER (NO-TITLE)
- 20 X 81" TRI-AXLE TRAILER, 2' DOVE, STEEL RAMPS, PINTOL HITCH
- 16' X 7' TANDEM AXLE TRAILER, 2' DOVE, STEEL RAMPS, 2 5/16" BALL HITCH
- BEFCO FINISHING MOWER, 8'
- ROLLOVER BOX BLADE, 6' 6"
- MF 3B PLOW
- MCCORMIC-DEERING DOUBLE ROLLER CULTIPACKER
- TILLER 4' 6" • FORD CYCLE MOWER
- JD 18-BLADE OFFSET DISC, 9" SPACING
- TAYLORWAY SPRING TOOTH HARROW, 7'
- VINTAGE MULE DRAWN HAY RAKE
- 6' BLADE, LOADER MOUNT
- 16-BLADE DISC, 3-PT
- LANDSCAPE RAKE, 7' • PULVERIZER, 6'
- PLUGGER, 6', TRAIL TYPE, HYDRAULIC LIFT BOOMPOLE
- FORD 3-PT AUGER, 12" BIT
- DANOSHER 3-PT AUGER, 10" BIT
- (2) 300-GAL FUEL TANKS (1 W/ 12V PUMP, 1 MANUAL)
- 200-GAL SQUARE STEEL FUEL TANK, MANUAL PUMP
- APPROX 150 BALES WHEAT STRAW
- PIG COOKER BARRELS
- (3) 100-GAL PROPANE TANKS
- (6) 5" X 14" X 15' I-BEAMS

- 2" X 2" ANGLE IRON • SCAFFOLDING
- LARGE ASSORTMENT OF ROUGH-CUT WOOD BEAMS (11 X 11, 13 X 10, 13 X 12)
- LARGE ASSORTMENT OF ROUGH-CUT LUMBER (2 X 8, 2 X 10, 2 X 12, 1 X 6, 1 X 8, 1 X 12)
- GALVANIZED STADIUM POLE LIGHT POLES

SHOP TOOLS

- COATS 1010 TIRE CHANGER
- CUTTING TORCH W/ CART
- MILLER THUNDERBOLT AC/DC WELDER
- MILLERMATIC VINTAGE WIRE WELDER
- STIHL WEEDERS (FS90R & FS80R)
- KALAMAZOO 16" BAND SAW
- HOTSY HOT WATER WASHER
- VINTAGE PIN BALL MACHINE
- HONDA F501 TILLER
- STIHL CHAINSAWS (MS 461 & MS 271)
- JOHNSON 15 BOAT MOTOR
- DAYTON 10,000-WATT GENERATOR, HONDA 20-HP ENGINE, ELECTRIC START
- DAYTON 7000-WATT GENERATOR, HONDA 13HP ENGINE
- MANTOWOC ICE MACHINE • DINNER BELL ANVIL • BOLT BINS W/ BOLTS
- HONEYWELL 80-GAL AIR COMPRESSOR
- GUARDIAN DRILL PRESS
- LARGE ASSORTMENT OF WRENCHES & TOOLS
- LARGE ASSORTMENT OF HAND TOOLS INCLUDING ELECTRIC TOOLS

ADDITIONAL TOOLS AND SHOP ITEMS, TOO NUMEROUS TO MENTION.

****** INTERNET BIDDING ON PERSONAL PROPERTY ONLY. BRING TRUCKS & TRAILERS SALE DAY.**

Bidding Available Thru
proxibid

AUCTIONEER NOTE: MARVIN HAS SPENT A LIFETIME IN THE GOLF INDUSTRY. HE HAS RETIRED AND MOVED TO THE BEACH AND WANTS TO MAINTAIN 1 PROPERTY. HE HAS DECIDED TO OFFER ALL THE PERSONAL PROPERTY AND FARM FOR PUBLIC AUCTION ON MAY 11TH. MOST ALL HIS EQUIPMENT HAS SPENT ITS LIFE UNDER A SHED WHEN NOT BEING USED. CALL MARVIN UTLEY @ (919) 201-8740 FOR MORE INFORMATION.

VERY IMPORTANT ANNOUNCEMENT
AUCTIONEERS ARE NOW REQUIRED TO CHARGE SALES TAX. BRING YOUR TAX EXEMPT CARD AND YOUR E-595E FORM TO THE SALE. IF YOU ARE NOT EXEMPT, BY LAW WE MUST CHARGE SALES TAX.



JASON AYCOCK
AUCTIONEERING

www.jasonaycockauctioneering.com

This is a partial listing, many more items too numerous to list. Check www.jasonaycockauctioneering.com for updates.
(919) 495-0285

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